

Approved Residential Projects -- Loudoun County, Virginia

There are more than one hundred major residential projects with 20 or more units. As of January 1, 2014, there were approximately 33,000 approved units yet to be permitted. Out of these 33,000 units, the majority are located in the eastern planning subareas of Ashburn (14,000 or 42%) and Dulles (12,000 or 36%). Completed projects are not shown in this table. A list of housing units for projects completed is available in the Demographics and Data section of the Department of Planning and Zoning website.

Major Approved Residential Projects (20+ Units), January 1, 2014
Loudoun County, Virginia



Planning Subarea/ Project Name	Total Approved Units (Per Rezoning or By-right) as of 1/1/14					Total Approved Units (Refined by Actual Subdivisions) as of 1/1/14					Units Built or Permitted as of 1/1/14					Units Remaining to be Permitted as of 1/1/14					Percent Complete
	Zoning Type					Structure Type					Structure Type					Structure Type					
	SFD	SFA	MF	GQ	Total	SFD	SFA	MF	GQ	Total	SFD	SFA	MF	GQ	Total	SFD	SFA	MF	GQ	Total	
Ashburn	5,826	6,261	15,444	530	28,061	5,712	6,203	15,120	530	27,565	4,969	3,780	4,663	132	13,544	743	2,423	10,457	398	14,021	49%
Ashburn Knolls	0	23	0	0	23	0	23	0	0	23	0	0	0	0	0	0	23	0	0	23	0%
Ashburn Village (Regency at Ashburn) ⁽¹⁾	15	111	142	0	268	15	111	142	0	268	0	6	0	0	6	15	105	142	0	262	2%
Ashby Ponds (Erickson Retirement)	0	0	1,792	316	2,108	0	0	1,792	316	2,108	0	0	637	132	769	0	0	1,155	184	1,339	36%
Belmont Estates	21	43	0	0	64	21	43	0	0	64	3	0	0	0	3	18	43	0	0	61	5%
Belmont Glen Village (Belmont Glen - Rouse Property)	196	0	0	0	196	196	0	0	0	196	87	0	0	0	87	109	0	0	0	109	44%
Broadlands	1,946	1,225	846	0	4,017	1,844	1,201	610	0	3,655	1,844	1,160	610	0	3,614	0	41	0	0	41	99%
Dulles Parkway Center	0	0	624	0	624	0	0	624	0	624	0	0	124	0	124	0	0	500	0	500	20%
Evergreen Rural Village (portion also in Leesburg)	275	24	0	0	299	275	24	0	0	299	271	24	0	0	295	4	0	0	0	4	99%
Goose Creek Preserve	202	128	170	0	500	202	128	170	0	500	89	95	0	0	184	113	33	170	0	316	37%
Goose Creek Village North	0	300	264	0	564	0	300	258	0	558	0	300	186	0	486	0	0	72	0	72	87%
Kincora	0	0	1,400	0	1,400	0	0	1,400	0	1,400	0	0	0	0	0	0	0	1,400	0	1,400	0%
Lansdowne ⁽²⁾	1,442	1,040	2,148	115	4,745	1,442	1,040	2,131	115	4,728	1,442	920	2,108	0	4,470	0	120	23	115	258	95%
Loudoun Station	0	0	1,514	0	1,514	0	0	1,514	0	1,514	0	0	357	0	357	0	0	1,157	0	1,157	24%
Loudoun Valley Estates II	745	1,071	945	0	2,761	745	1,071	945	0	2,761	471	543	128	0	1,142	274	528	817	0	1,619	41%
Moorefield Station	50	1,300	4,650	0	6,000	50	1,300	4,650	0	6,000	0	25	413	0	438	50	1,275	4,237	0	5,562	7%
One Loudoun	265	329	446	0	1,040	265	329	446	0	1,040	168	169	0	0	337	97	160	446	0	703	32%
Potomac Farms	133	0	0	0	133	133	0	0	0	133	79	0	0	0	79	54	0	0	0	54	59%
Potomac Green	511	572	390	0	1,473	499	538	325	0	1,362	499	538	100	0	1,137	0	0	225	0	225	83%
Reservoir Ridge	25	0	0	0	25	25	0	0	0	25	16	0	0	0	16	9	0	0	0	9	64%
University Center ⁽³⁾	0	95	0	0	95	0	95	0	0	95	0	0	0	0	0	0	95	0	0	95	0%
Waltonwood	0	0	113	99	212	0	0	113	99	212	0	0	0	0	0	0	0	113	99	212	0%
Dulles	8,533	6,943	5,175	0	20,651	8,459	6,992	4,876	0	20,327	3,058	3,323	1,938	0	8,319	5,401	3,669	2,938	0	12,008	41%
Aldie Estates	101	0	0	0	101	101	0	0	0	101	0	0	0	0	0	101	0	0	0	101	0%
Arcola Center	0	550	619	0	1,169	0	550	619	0	1,169	0	105	86	0	191	0	445	533	0	978	16%
Avonlea (Pinebrooke Village, Pinebrooke Estates)	65	343	0	0	408	65	343	0	0	408	65	319	0	0	384	0	24	0	0	24	94%
Avonlea Reserve	0	109	0	0	109	0	109	0	0	109	0	0	0	0	0	0	109	0	0	109	0%
Brambleton ⁽⁴⁾	2,310	3,260	1,099	0	6,669	2,310	3,251	1,099	0	6,660	1,669	1,439	1,099	0	4,207	641	1,812	0	0	2,453	63%
Brambleton Active Adult	0	315	1,187	0	1,502	0	315	1,187	0	1,502	0	0	0	0	0	0	315	1,187	0	1,502	0%
Briarfield Estates	72	0	0	0	72	72	0	0	0	72	64	0	0	0	64	8	0	0	0	8	89%
Cardine Torris Property	0	70	0	0	70	0	70	0	0	70	0	0	0	0	0	0	70	0	0	70	0%
Clarke Assemblage	80	0	0	0	80	80	0	0	0	80	1	0	0	0	1	79	0	0	0	79	1%
Dawson's Corner	224	0	0	0	224	224	0	0	0	224	93	0	0	0	93	131	0	0	0	131	42%
East Gate	0	193	428	0	621	0	193	428	0	621	0	109	146	0	255	0	84	282	0	366	41%

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Dulles, Continued																					
Estates at Creighton Farms (portion also in Rt. 15 South)	44	0	0	0	44	44	0	0	0	44	19	0	0	0	19	25	0	0	0	25	43%
Fox Gate	0	0	110	0	110	0	0	110	0	110	0	0	0	0	0	0	0	110	0	110	0%
Glascocock Field at Stone Ridge	0	138	138	0	276	0	138	138	0	276	0	0	0	0	0	0	138	138	0	276	0%
Kirkpatrick West	173	66	134	0	373	173	66	134	0	373	19	26	0	0	45	154	40	134	0	328	12%
Lambert	61	0	0	0	61	61	0	0	0	61	0	0	0	0	0	61	0	0	0	61	0%
Lenah Mill (Westport)	799	0	0	0	799	799	0	0	0	799	52	0	0	0	52	747	0	0	0	747	7%
Marbury	227	8	0	0	235	227	8	0	0	235	8	0	0	0	8	219	8	0	0	227	3%
Marrwood at Stone Ridge	83	0	0	0	83	83	0	0	0	83	50	0	0	0	50	33	0	0	0	33	60%
Meadows	174	0	0	0	174	174	0	0	0	174	46	0	0	0	46	128	0	0	0	128	26%
Rockbridge	120	0	0	0	120	120	0	0	0	120	59	0	0	0	59	61	0	0	0	61	49%
Rosspriory Estates	21	0	0	0	21	21	0	0	0	21	0	0	0	0	0	21	0	0	0	21	0%
Stone Ridge ⁽⁵⁾	853	1,252	1,160	0	3,265	779	1,310	861	0	2,950	635	1,214	607	0	2,456	144	96	254	0	494	83%
Stone Ridge East	160	0	0	0	160	160	0	0	0	160	0	0	0	0	0	160	0	0	0	160	0%
Trent Grove (Graham Flynn)	0	149	0	0	149	0	149	0	0	149	0	111	0	0	111	0	38	0	0	38	74%
Virginia Manor (Seven Hills)	624	276	212	0	1,112	624	276	212	0	1,112	0	0	0	0	0	624	276	212	0	1,112	0%
Westbrook	29	0	0	0	29	29	0	0	0	29	28	0	0	0	28	1	0	0	0	1	97%
Westridge (CD Smith)	153	214	88	0	455	153	214	88	0	455	0	0	0	0	0	153	214	88	0	455	0%
White Oak Crest	26	0	0	0	26	26	0	0	0	26	0	0	0	0	0	26	0	0	0	26	0%
Willowsford, The Grange	382	0	0	0	382	382	0	0	0	382	136	0	0	0	136	246	0	0	0	246	36%
Willowsford, The Grant	442	0	0	0	442	442	0	0	0	442	21	0	0	0	21	421	0	0	0	421	5%
Willowsford, The Greens	682	0	0	0	682	682	0	0	0	682	5	0	0	0	5	677	0	0	0	677	1%
Willowsford, The Grove	628	0	0	0	628	628	0	0	0	628	88	0	0	0	88	540	0	0	0	540	14%
Leesburg	1,392	416	839	0	2,647	1,392	416	839	0	2,647	738	140	335	0	1,213	654	276	504	0	1,434	46%
Banyan Cove	0	24	0	0	24	0	24	0	0	24	0	0	0	0	0	0	24	0	0	24	0%
Beacon Hill (portion also in Rt. 15 North)	228	0	0	0	228	228	0	0	0	228	221	0	0	0	221	7	0	0	0	7	97%
Colts Run	49	0	0	0	49	49	0	0	0	49	25	0	0	0	25	24	0	0	0	24	51%
Crescent Place	0	124	100	0	224	0	124	100	0	224	0	0	0	0	0	0	124	100	0	224	0%
Evergreen Rural Village (portion also in Ashburn)	6	0	0	0	6	6	0	0	0	6	0	0	0	0	0	6	0	0	0	6	0%
Goose Creek Bend	36	0	0	0	36	36	0	0	0	36	32	0	0	0	32	4	0	0	0	4	89%
Grenata	58	0	0	0	58	58	0	0	0	58	37	0	0	0	37	21	0	0	0	21	64%
Kingdom Farm (portion also in Rt. 15 South)	55	0	0	0	55	55	0	0	0	55	0	0	0	0	0	55	0	0	0	55	0%
Lake Hill	48	0	0	0	48	48	0	0	0	48	0	0	0	0	0	48	0	0	0	48	0%
Leesburg South (Meadowbrook)	400	0	0	0	400	400	0	0	0	400	0	0	0	0	0	400	0	0	0	400	0%
Leesburg West	28	0	0	0	28	28	0	0	0	28	0	0	0	0	0	28	0	0	0	28	0%
Market Square at Potomac Station	0	0	320	0	320	0	0	320	0	320	0	0	0	0	0	0	0	320	0	320	0%
PMW Farms (Festival Lakes)	140	135	0	0	275	140	135	0	0	275	94	100	0	0	194	46	35	0	0	81	71%
Red Cedar (Village, Middle, North, South)	336	36	0	0	372	336	36	0	0	372	329	36	0	0	365	7	0	0	0	7	98%
Valley View Estates	8	13	0	0	21	8	13	0	0	21	0	4	0	0	4	8	9	0	0	17	19%
Village at Leesburg	0	84	419	0	503	0	84	419	0	503	0	0	335	0	335	0	84	84	0	168	67%

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Northwest	761	76	0	0	837	761	76	0	0	837	332	32	0	0	364	429	44	0	0	473	43%
Dale Property	22	0	0	0	22	22	0	0	0	22	0	0	0	0	0	22	0	0	0	22	0%
Dutchman's Creek	81	0	0	0	81	81	0	0	0	81	48	0	0	0	48	33	0	0	0	33	59%
Ecovillage	29	0	0	0	29	29	0	0	0	29	15	0	0	0	15	14	0	0	0	14	52%
Glenmore Farm	68	0	0	0	68	68	0	0	0	68	1	0	0	0	1	67	0	0	0	67	1%
Keena Property	19	8	0	0	27	19	8	0	0	27	0	0	0	0	0	19	8	0	0	27	0%
Heritage Highlands (Lovettsville Retirement Village)	12	68	0	0	80	12	68	0	0	80	0	32	0	0	32	12	36	0	0	48	40%
Lovettsville Town Center	203	0	0	0	203	203	0	0	0	203	128	0	0	0	128	75	0	0	0	75	63%
Potomac Point	32	0	0	0	32	32	0	0	0	32	2	0	0	0	2	30	0	0	0	30	6%
Reserve at Waterford	89	0	0	0	89	89	0	0	0	89	5	0	0	0	5	84	0	0	0	84	6%
Saratoga	56	0	0	0	56	56	0	0	0	56	35	0	0	0	35	21	0	0	0	21	63%
Schoene Property	29	0	0	0	29	29	0	0	0	29	0	0	0	0	0	29	0	0	0	29	0%
Stonebrook Farms Hamlet	28	0	0	0	28	28	0	0	0	28	26	0	0	0	26	2	0	0	0	2	93%
Waterfield Hamlet	20	0	0	0	20	20	0	0	0	20	19	0	0	0	19	1	0	0	0	1	95%
Waterford View Estates	73	0	0	0	73	73	0	0	0	73	53	0	0	0	53	20	0	0	0	20	73%
Potomac	437	39	0	0	476	427	39	0	0	466	0	0	0	0	314	113	39	0	0	152	67%
Broad Run Farms	437	0	0	0	437	427	0	0	0	427	0	0	0	0	314	113	0	0	0	113	74%
Cascades (Section 12 - Middlefield Drive) ⁽⁶⁾	0	39	0	0	39	0	39	0	0	39	0	0	0	0	0	0	39	0	0	39	0%
Rt. 15 North	954	33	0	0	987	929	33	0	0	962	710	33	0	0	743	219	0	0	0	219	77%
Beacon Hill (portion also in Leesburg)	31	0	0	0	31	31	0	0	0	31	30	0	0	0	30	1	0	0	0	1	97%
Churchill Downs	33	0	0	0	33	33	0	0	0	33	31	0	0	0	31	2	0	0	0	2	94%
Elysian Heights	301	33	0	0	334	277	33	0	0	310	230	33	0	0	263	47	0	0	0	47	85%
Glynn Tarra Estates	40	0	0	0	40	40	0	0	0	40	38	0	0	0	38	2	0	0	0	2	95%
Historic Selma Estates	277	0	0	0	277	276	0	0	0	276	162	0	0	0	162	114	0	0	0	114	59%
Lee's Crossing	68	0	0	0	68	68	0	0	0	68	30	0	0	0	30	38	0	0	0	38	44%
Raspberry Falls (Moorlands, Plains of Raspberry)	204	0	0	0	204	204	0	0	0	204	189	0	0	0	189	15	0	0	0	15	93%
Rt. 15 South	537	26	0	0	563	510	25	0	0	535	328	25	0	0	353	182	0	0	0	182	66%
Barclay Ridge	25	0	0	0	25	25	0	0	0	25	22	0	0	0	22	3	0	0	0	3	88%
Chudleigh Farm	32	0	0	0	32	32	0	0	0	32	5	0	0	0	5	27	0	0	0	27	16%
Courtland Rural Village (Courtland Farm)	263	26	0	0	289	236	25	0	0	261	222	25	0	0	247	14	0	0	0	14	95%
Estates at Creighton Farms (portion also in Dulles)	140	0	0	0	140	140	0	0	0	140	20	0	0	0	20	120	0	0	0	120	14%
Goose Creek Farms	73	0	0	0	73	73	0	0	0	73	59	0	0	0	59	14	0	0	0	14	81%
Kingdom Farm (portion also in Leesburg)	4	0	0	0	4	4	0	0	0	4	0	0	0	0	0	4	0	0	0	4	0%
Rt. 7 West	2,153	323	0	0	2,476	2,128	345	0	0	2,473	1,361	148	0	0	1,495	767	197	0	0	978	60%
Black Oak Ridge	64	0	0	0	64	64	0	0	0	64	17	0	0	0	17	47	0	0	0	47	27%
Catoctin Creeks	55	0	0	0	55	55	0	0	0	55	50	0	0	0	50	5	0	0	0	5	91%
Courts of St. Francis	70	0	0	0	70	70	0	0	0	70	68	0	0	0	68	2	0	0	0	2	97%
Creekside at Round Hill	95	0	0	0	95	95	0	0	0	95	0	0	0	0	0	95	0	0	0	95	0%
Hamlets Of Blue Ridge, The	80	0	0	0	80	80	0	0	0	80	76	0	0	0	76	4	0	0	0	4	95%
Heather Knolls	60	0	0	0	60	60	0	0	0	60	57	0	0	0	57	3	0	0	0	3	95%

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Rt. 7 West, continued																					
Highlands, The	98	0	0	0	98	98	0	0	0	98	54	0	0	0	54	44	0	0	0	44	55%
Lake Ridge Estates	31	0	0	0	31	31	0	0	0	31	0	0	0	0	0	31	0	0	0	31	0%
Longmoor Farm Estates	34	0	0	0	34	34	0	0	0	34	12	0	0	0	12	22	0	0	0	22	35%
Mayfair (Autumn Hill)	106	151	0	0	257	103	151	0	0	254	0	0	0	0	0	103	151	0	0	254	0%
Oak Knoll Farms	74	0	0	0	74	74	0	0	0	74	62	0	0	0	62	12	0	0	0	12	84%
Purcellville Green	0	60	0	0	60	0	60	0	0	60	0	14	0	0	0	0	46	0	0	60	0%
Stoneleigh	148	0	0	0	148	148	0	0	0	148	137	0	0	0	137	11	0	0	0	11	93%
Village Case, The	146	0	0	0	146	146	0	0	0	146	142	0	0	0	142	4	0	0	0	4	97%
Villages at Round Hill ⁽⁷⁾	1,056	112	0	0	1,168	1,034	134	0	0	1,168	677	134	0	0	811	357	0	0	0	357	69%
Waterford Creek	36	0	0	0	36	36	0	0	0	36	9	0	0	0	9	27	0	0	0	27	25%
Southwest	164	12	49	0	225	164	12	49	0	225	18	0	0	0	18	146	12	49	0	207	8%
Airmont Meadows	24	0	0	0	24	24	0	0	0	24	0	0	0	0	0	24	0	0	0	24	0%
Fieldstone Farm	70	0	0	0	70	70	0	0	0	70	0	0	0	0	0	70	0	0	0	70	0%
Kelley	21	0	0	0	21	21	0	0	0	21	18	0	0	0	18	3	0	0	0	3	86%
Salamander Resort and Spa	49	12	49	0	110	49	12	49	0	110	0	0	0	0	0	49	12	49	0	110	0%
Sterling	0	221	3,380	0	3,601	0	221	3,380	0	3,601	0	141	121	0	262	0	80	3,259	0	3,339	7%
Autumn Oaks, Townes At	0	179	0	0	179	0	179	0	0	179	0	141	0	0	141	0	38	0	0	38	79%
Dulles Town Center	0	0	1,230	0	1,230	0	0	1,230	0	1,230	0	0	0	0	0	0	0	1,230	0	1,230	0%
Dulles World Center	0	0	1,265	0	1,265	0	0	1,265	0	1,265	0	0	0	0	0	0	0	1,265	0	1,265	0%
Gatherings at Cascades Overlook	0	0	440	0	440	0	0	440	0	440	0	0	0	0	0	0	0	440	0	440	0%
Hall Road Property	0	42	0	0	42	0	42	0	0	42	0	0	0	0	0	0	42	0	0	42	0%
Windmill Parc Dulles (Parc Dulles II)	0	0	445	0	445	0	0	445	0	445	0	0	121	0	121	0	0	324	0	324	27%
Total	20,757	14,350	24,887	530	60,524	20,482	14,362	24,264	530	59,638	11,514	7,622	7,057	132	26,625	8,654	6,740	17,207	398	33,013	45%

(1) Ashburn Village figures in this table only reflect the Regency at Ashburn (ZMAP-2005-0023). The completed portion associated with the original Ashburn Village rezoning is listed in the completed projects table.

(2) The Lansdowne project includes Ashleigh at Lansdowne, Lansdowne on the Potomac, Coton Commons, Lansdowne Village Greens, Leisure World, and Linden Row. The project falls within both the Ashburn and Leesburg planning subareas. The total approved figures are representative of the entire Lansdowne project. The portion of Lansdowne in the Leesburg planning subarea is completed. The units remaining to be permitted are all within the Ashburn planning subarea.

(3) University Center figures in this table only reflect the portion of University Center associated with ZMAP-2012-0010. The completed portion associated with the original University Center rezoning is listed in the completed projects table.

(4) The Brambleton project includes Brambleton (ZMAP-1993-0005), Brambleton Brandt (ZMAP-2004-0024), Brambleton Corner (ZMAP-2004-0025), and Brambleton Town Center (ZMAP-2004-0026). The project falls within both the Ashburn and Dulles planning subareas. The total approved figures are representative of the entire Brambleton project. However, the remaining units to be built are primarily within the Dulles Planning Subarea.

(5) The Stone Ridge project includes the Amber Spring, Centre Park, Mercer Park, Stone Springs, and Summerwalk apartments/condos at Stone Ridge.

(6) Cascades figures in this table only reflect Cascades Section 12 at Middlefield Drive (ZCPA-2012-0005). The completed portion associated with the original Cascades rezoning is listed in the completed projects table.

(7) The Villages at Round Hill project includes Lake Point, Mountain Valley, Round Hill Rural Estates Upper Lakes, Villages at Round Hill, and West Lake.

Residential Structure Type Category Definitions:

Single-Family Detached (SFD): A dwelling that is not attached to any other dwelling by any means.

Single-Family Attached (SFA): Dwelling units in a variety of attached configurations, including townhomes, duplexes, triplexes, and quadraplexes, where each unit has their own ground floor external entrance.

Multi-Family (MF): A building containing multiple dwelling units. Multi-Family dwelling units are commonly referred to as “garden style,” “mid-rise,” and “high-rise” condominiums/apartments, as well as stacked townhomes, one-over-twos, and two-over-twos.

Group Quarters (GQ): A Group Quarter (GQ) is a place where people live in a group living arrangement. Examples include nursing homes, congregate care, college dormitories, homeless shelters, and detention centers. Note: Independent-living age-restricted units are not considered group quarters. They are classified under the typical housing types of SFD, SFA, and MF.

Disclaimer:

The Loudoun County Department of Planning makes every reasonable effort to ensure the accuracy of this information. This table provides the best estimates of development based on the legislative approval documents, building permits issued, data in the County's geographic information system, and data in the County's Land Management Information System (LMIS). Loudoun County does not assume any liability arising from the use of this data. This data is provided without warranty of any kind, either expressed or implied.